

March 25, 2024

**To:** Members of the Budget and Finance Committee 202400942  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** **Emergency Ordinance – DCED: King Records Project (B Version)**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the transfer and return to source of \$205,000 from capital improvement program project account no. 980x164x221616, “King Records Building Restoration,” to the unappropriated surplus of General Fund 050; **AUTHORIZING** the transfer and appropriation of \$205,000 from the unappropriated surplus of General Fund 050 to the Department of Community and Economic Development FY 2024 non-personnel operating budget account no. 050x164x7200 to provide resources for professional services and operating support to allow King Records Legacy, Inc. d/b/a King Records Legacy Foundation to undertake pre-development activities related to the eventual renovation of the former King Records building; and **DECLARING** that the King Records Legacy, Inc. d/b/a King Records Legacy Foundation’s pre-development activities related to the eventual renovation of the former King Records building serve a public purpose because the eventual renovation of the former King Records building will foster local improvements and investment and increase neighborhood vitality.

The “B Version” of this Emergency Ordinance transfers and appropriates \$205,000, which is reflective of a recently revised funding proposal from the King Records Legacy Inc. (KRL) nonprofit corporation. The original version of this Emergency Ordinance would have authorized the transfer and appropriation of \$410,000 to the General Fund. KRL indicated that over a 12-month period from 2024 into part of 2025, it would utilize up to \$205,000 of City funding to scale up its project planning, project management, fundraising, and marketing activities.

Approval of this Emergency Ordinance authorizes the transfer and return to source of \$205,000 from capital improvement program project account no. 980x164x221616, “King Records Building Restoration,” to the unappropriated surplus of General Fund 050. This Emergency Ordinance also authorizes the transfer and appropriation of \$205,000 from the unappropriated surplus of General Fund 050 to the Department of Community and Economic Development FY 2024 non-personnel operating budget account no. 050x164x7200 to provide resources for professional services and operating support to allow King Records Legacy, Inc. d/b/a King Records Legacy Foundation to undertake pre-development activities related to the eventual renovation of the former King Records building. Finally, this Emergency Ordinance declares certain activities serve a public purpose.

Ordinance No. 0369-2021 authorized the transfer and appropriation of \$1,000,000 to capital improvement program project account no. 980x164x221616, “King Records Building Restoration,” to provide resources to preserve, restore, and renovate the former King Records building in the Evanston neighborhood.

King Records Legacy, Inc. made a request to allow for up to \$410,000 in those City resources be used to support professional services and operational support, allowing King Records Legacy, Inc. to undertake further fundraising, project planning, and community engagement related to the renovation of the former King Records property. This request was later revised down to \$205,000.

The work would further the goals and objectives of KRL's existing preferred developer agreement with the City, in which KRL is required to perform certain pre-development planning and due diligence work for an eventual renovation and reuse of the City-owned former King Records studio building. KRL is currently formulating a long-term vision for a mixed-use facility to house a King Records history center, events space, recording studio, and education center. The largest portion of the City funds, approximately two-thirds, would be used to fund a full-time contracted employee to serve as KRL's executive director for 12 months, to include such items as overseeing fundraising, grant writing, community and stakeholder engagement, serving as the liaison to the City and consulting on the continued stabilization of the property, overseeing a marketing campaign, and organizing a benefit concert. The next largest portion of the funds would be utilized for a professional marketing campaign. In addition to the City funds, KRL commits to raising approximately \$150,000 in private funds to conduct a professional fundraising campaign to be performed in concert with the City-funded activities during the term of the City funding.

Prior to requesting any additional operating support from the City, KRL will achieve this fundraising goal and will perform both the privately and publicly funded portions of their work. KRL will also continue to demonstrate progress on the milestones established in its preferred developer agreement. KRL indicated that it will agree to a performance metric of raising at least \$2,000,000 in private and non-City predevelopment funds as a direct result of the activities funded by the City, with hopes of reaching this goal in 12 months. Securing such funds would position KRL to be able to complete necessary pre-development design and cost studies, feasibility studies and business planning, community engagement, and other pre-requisites to engage in a final national campaign to raise the funds for the complete renovation and buildout. At the end of the 12-month funding term, the parties will evaluate the progress toward the \$2,000,000 goal and consider appropriate next steps.

Providing resources for the renovation of the former King Records building is in accordance with the "Sustain" goal to "[p]reserve our natural and built environment" and strategy to "[p]reserve our built history" as described on pages 193-198 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to deploy funding to allow the pre-development activities related to the eventual renovation of the former King Records building to remain on schedule.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachment

